

**COMMERCIAL VALLEY RESORT
RECREATION ZONE CVR-1**

2006-24

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9C-1. Intent and Purpose.

The purpose of this zone is to provide locations in the Ogden Valley and at major recreation resort areas, where service facilities and goods normally required by the public in the pursuit of general recreation activities can be obtained.

In this role, even though the area is primarily commercial in nature, it should be compatible with the general surrounding natural environment. To this end, the general siting and architectural design of buildings and structures, the layout of parking areas and landscaping shall be subject to review and recommendations by the public agencies, Design Review and approval by the Planning Commission to ensure that the natural environment is preserved to the greatest possible extent.

9C-2. Submittal Requirements.

Detailed plans shall be filed with the Planning Commission staff for review. Site Plan submittals shall include all requirements set forth in this Ordinance, including fully dimensioned architectural elevations, in color, of all proposed structures.

9C-3. Permitted Uses.

1. Art Gallery
 2. Bank
 3. Book Store/News Stand
 4. Beauty Shop/Barber Shop
 5. Day Spa/Fitness Center
 6. Deli/Small Grocery Store
 7. Florist Shop
 8. Gift shop, Boutique
 9. Music and Video Store
 10. Restaurants, excluding those with drive-up windows
 11. Restaurant: Fast Food, excluding those with drive-up windows
 12. Sporting Goods Store
 13. Sports Clothing Store
 14. Public and Private Swimming Pools
 15. Vendor, Short Term (see definition under Chapter 1-6)
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9C-4.**Conditional Uses.**

The following uses shall be allowed only when authorized by a Conditional Use Permit obtained as provided in Chapter 22C of this Zoning Ordinance.

1. Beer Parlor, Sale of Draft Beer
2. Bed and Breakfast Inn
3. Bed and Breakfast Hotel
4. Recreation Lodge
5. Dry Cleaning Pick Up Station
6. Recreation Resort Complex
7. Horse Rentals (up to 10 horses per acre, if stabled) horse feed store and haystack yard
8. Indoor facilities for rental to clubs, private groups, parties and organizational groups for recreation activities, including dancing.
9. Liquor Store
10. Medical/Dental Office
11. Outfitters Base Camp
12. Pet Grooming and Supply Store
13. Public Utility Substations
14. Real Estate Office
15. Ski Equipment, Snowmobile, Boat and bicycle rentals
16. Outdoor Skating Rink (ice or roller)
17. Skateboarding Course
18. Snowmobile and Nordic Ski Trails
19. Equestrian Trails
20. Public Parks
21. Golf Courses, including miniature golf as part of a recreation resort
22. Conference/Education Center
23. Condominium rental apartment, including lockout rooms
24. Gazebo, Pavilion
25. Time share condominiums including lockout rooms
26. Travel Agency
27. Planned Residential Unit Development (PRUD) as part of a Recreation Resort Complex
28. Subdivision, where part of a PRUD in a Recreation Resort Complex
29. Dwelling unit as part of a commercial building for proprietor or employee who also serves as a night watchman provided that an additional 3,000 square feet of landscaped area is provided for the residential use 2001-16
30. Residential property rental and management agency for Recreation Resort Complexes
31. Off road vehicle and recreation equipment sales and service, and rental
32. Service stations
33. Ski Resort and ski schools
34. Hotel/motel including lockout rooms
35. Restaurants, including those with drive-up windows
36. Yurt, as defined in Chapter 18C (Ogden Valley Architectural, Landscape and Screening Standards) when used as a Ski School or other accessory building at a ski resort or tubing hill, the Planning Commission may limit the number of yurts allowed at any one resort, under Section 9C-4 Conditional Uses 2006-20
37. Accessory uses to the above listed.

9C-5.**Additional Design Requirements.**

To meet the intent of this Chapter the following design standards are required.

1. All projects shall consist of a minimum of 10% commercial uses other than Condominium rental apartments, Dwellings, Multi-family dwellings, and/or other uses providing nightly or longer term lodging.

2. Multiple or mixed uses shall be allowed in a single building. For example: a building housing condominium rental apartments may also include restaurants, gift shops and sports clothing stores.
3. In approving site plans the Land Use Authority shall find that proposed buildings and uses are sized in proportion to the recreational amenities for which they will provide goods and services. For example: a golf or ski resort may have a small grocery and sporting goods store, but neither should be sized to be an attraction independent of the provided recreational amenity. In other words, the recreational amenity remains the attraction.

9C-6. Minimum Lot Area, Width and Yard Regulations.

Area:

A minimum of a two and one half (2.5) acre site, with the following minimum area requirement for uses within that site.

1. Condominium rental apartments, Dwellings, Multi-family dwellings, and/or other uses providing nightly or longer term lodging, per building 7,500 square feet of net developable area plus 2,000 square feet of net developable area for each dwelling unit in excess of two dwelling units.
2. Lockout sleeping room, 500 square feet
3. Other Uses: none

Width: 150 feet minimum frontage

Yard Front: 30 feet minimum

Yard Side: 20 feet minimum, except as otherwise required by this or any other Weber County Ordinance.

Yard Rear: 20 feet minimum, except as otherwise required by this or any other Weber County Ordinance.

Height: Conditional Use Permit is required if over 25 feet in height.

9C-7. Signs.

As permitted in Chapter 32B, Ogden Valley Signs.
